

### HPOZ Summary Points

1. The Pico Union HPOZ is intended to be a residential district, but 1330 Pico is a commercial/industrial building.
2. The Pico Union HPOZ specifically excludes all buildings along Olympic, Pico, Washington, and Venice but not this property. The subject building is split by the HPOZ (unlike the Pico/Burlington building for example).
3. The existing building was built 1966, outside the period of significance of HPOZ (1860-1940) and is not of the architectural style intended to be preserved in the HPOZ.
4. The existing building is a non-contributing building as identified in the HPOZ survey and not eligible for listing as an historic resource.